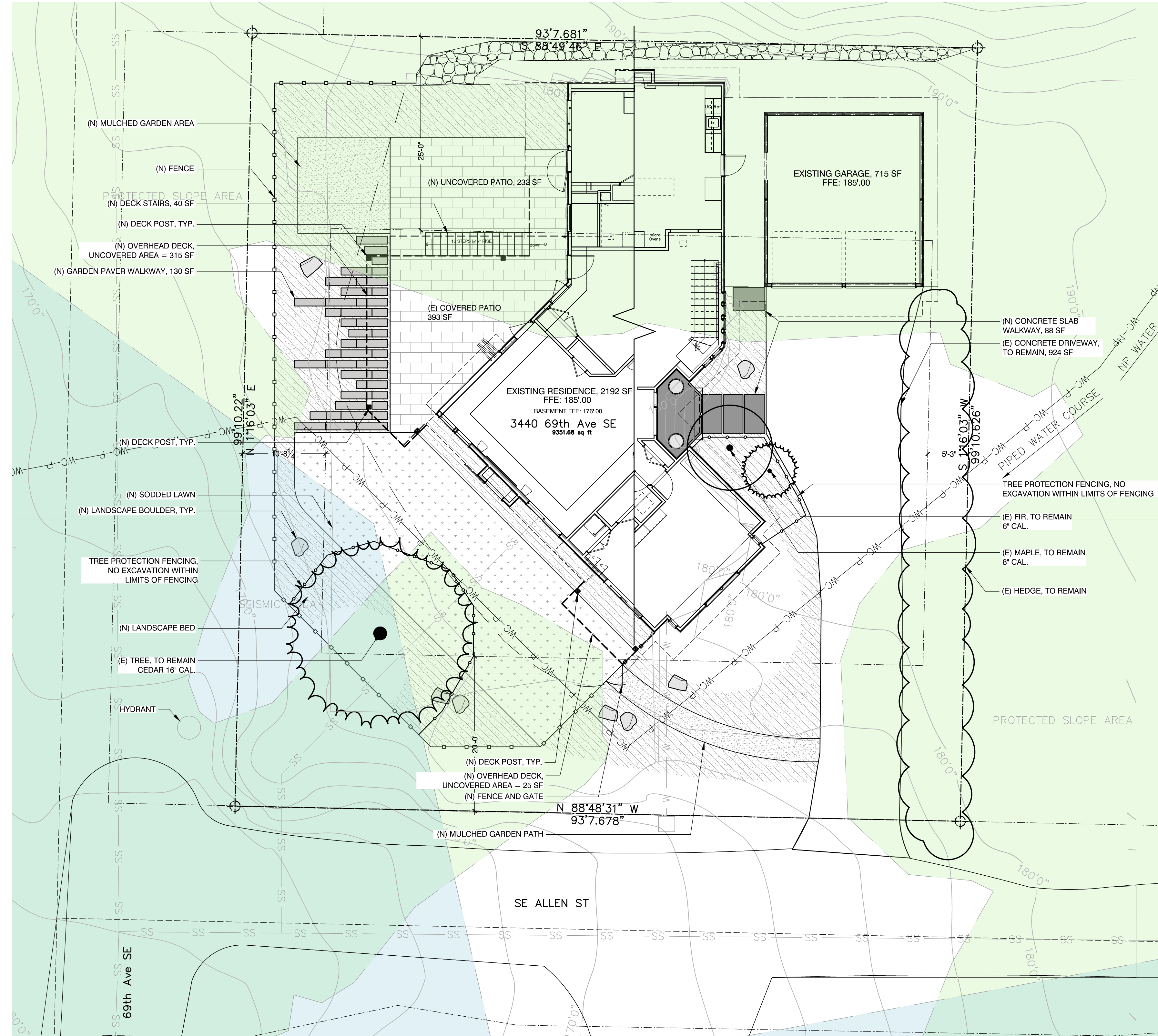
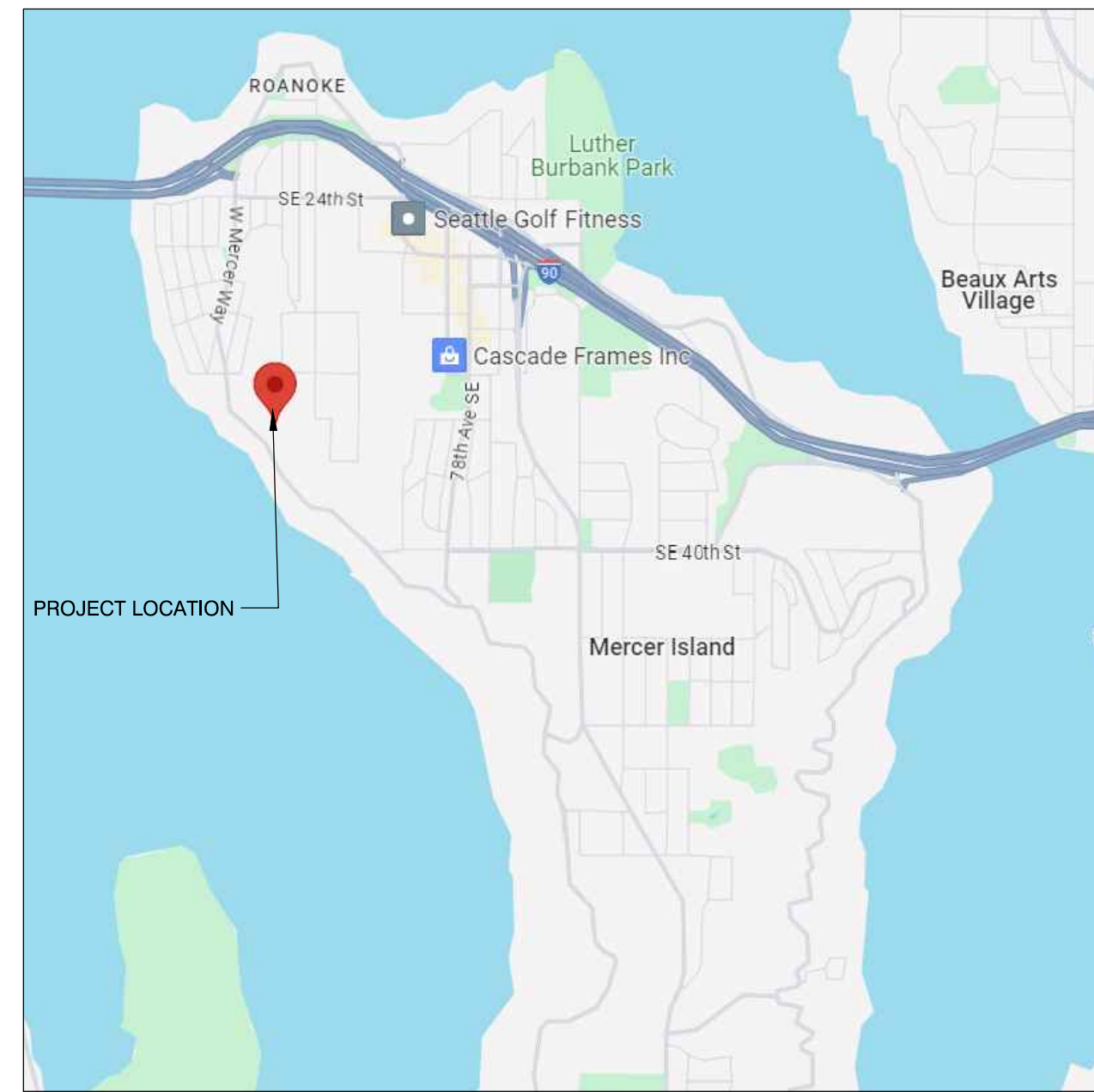


VICINITY MAP



1 SITE PLAN

PROJECT INFORMATION

PROJECT CONTACT
LAUREN GALANTE
STUDIO TERRAIN, LLC
18040 DES MOINES MEMORIAL DR. S.
SEATAC, WA 98148
206-909-0321

SITE AREA
9392 SF

PARCEL NUMBER
935090-0120

JURISDICTION
MERCER ISLAND

OWNERS
HYUNGTAE KIM & HANA LIM
3440 69TH AVE SE MERCER
ISLAND, WA 98040

ZONING
R-8.4

OCCUPANCY CLASS
SINGLE FAMILY

LEGAL DESCRIP.
WHITE BROS 1ST TO EAST SEATTLE W 7.36 FT OF 22 ALL 23-24-25 & POR OF 26 LY E OF LN BEG 10.28 FT W OF SE COR TH N 00-10-36 E TO N LN OF SD LOT

DEVELOPMENT STANDARDS

YARDS:
FRONT - 20 FT.
REAR - 25 FT
SIDE - PER PLAN

CODE INFORMATION
COMPLY WITH ALL APPLICABLE CODES AND STANDARDS:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL SWIMMING POOL & SPA CODE
WASHINGTON STATE ENERGY CODE (WSEC)

LOT SLOPE CALCULATIONS

HIGHEST POINT OF LOT: 195.0 FT.
LOWEST POINT OF LOT: 165.0 FT.
ELEVATION DIFFERENCE: 30.0 FT.
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 137.0 FT

LOT SLOPE %: 22%

LOT CALCULATIONS

A. GROSS LOT AREA:	9,352 SF
B. NET LOT AREA:	9,352 SF
C. ALLOWED LOT COVERAGE AREA:	3,273 SF
D. ALLOWED LOT COVERAGE:	35%
E. EXISTING LOT COVERAGE AREA:	0 SF
E.1. MAIN STRUCTURE ROOF AREA:	2,192 SF
E.2. ACCESSORY BUILDING ROOF AREA:	715 SF
E.3. VEHICULAR USE:	924 SF
E.4. COVERED PATIOS AND COVERED DECKS:	393 SF
E.5. TOTAL EXISTING LOT COVERAGE:	4,224 SF
F. TOTAL LOT COVERAGE REMOVED:	0 SF
G. PROPOSED ADJUSTMENT FOR SINGLE STORY:	0 SF
H. PROPOSED ADJUSTMENT FOR FLAG LOT:	0 SF
I. TOTAL NEW LOT COVERAGE AREA:	0 SF
I.1. MAIN STRUCTURE ROOF AREA:	0 SF
I.2. ACCESSORY STRUCTURE ROOF AREA:	0 SF
I.3. VEHICULAR USE:	0 SF
I.4. COVERED PATIOS AND COVERED DECKS:	0 SF
I.5. TOTAL NEW LOT COVERAGE AREA:	0 SF
J. TOTAL PROJECT LOT COVERAGE AREA:	4,224 SF
K. PROPOSED LOT COVERAGE AREA:	45% OF LOT

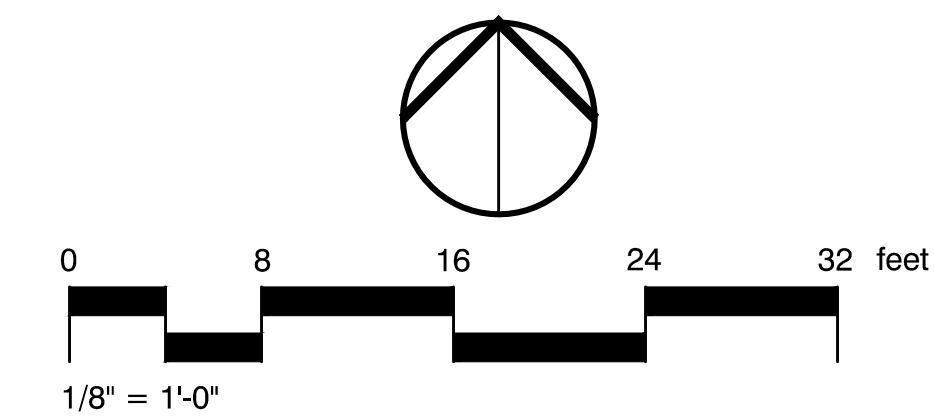
HARDSCAPE CALCULATIONS

A. GROSS LOT AREA:	9,352 SF
B. NET LOT AREA:	9,352 SF
C. AREA BORROWED FROM LOT COVERAGE:	0 SF
D. ALLOWED HARDSCAPE AREA = 9% OF LOT + C	9%
E. ALLOWED HARDSCAPE AREA:	842 SF
F. TOTAL EXISTING HARDSCAPE AREA:	0 SF
F.1. UNCOVERED DECKS:	287 SF
F.2. UNCOVERED PATIOS:	0 SF
F.3. WALKWAYS:	70 SF
F.4. STAIRS:	46 SF
F.5. ROCKERIES & RETAINING WALLS:	0 SF
F.6. OTHER:	0 SF
F.7. TOTAL EXISTING HARDSCAPE AREA:	403 SF
G. TOTAL HARDSCAPE REMOVED:	403 SF
H. TOTAL NEW HARDSCAPE AREA:	0 SF
H.1. UNCOVERED DECKS:	338 SF
H.2. UNCOVERED PATIOS:	232 SF
H.3. WALKWAYS:	230 SF
H.4. STAIRS:	40 SF
H.5. ROCKERIES & RETAINING WALLS:	0 SF
H.6. OTHER:	0 SF
H.7. TOTAL NEW HARDSCAPE:	840 SF
I. TOTAL PROJECT HARDSCAPE AREA:	840 SF
J. TOTAL PROJECT HARDSCAPE AREA (%):	9%

LANDSCAPE CALCULATIONS

A. EXISTING LANDSCAPING TO REMAIN:	2,624 SF
B. PROPOSED LANDSCAPING:	1,676 SF
C. TOTAL LANDSCAPED AREA:	4,300 SF
D. TOTAL TREES ON SITE:	3 EA
E. TOTAL TREES TO BE REMOVED:	0 EA
F. TOTAL TREES TO BE PLANTED:	0 EA

1/8" = 1'-0"



SEAL:

NO.	DESCRIPTION	DATE

03.12.24
1/8" = 1'-0"
L1.1